

\$499,900 - 7509 39 Avenue, Camrose

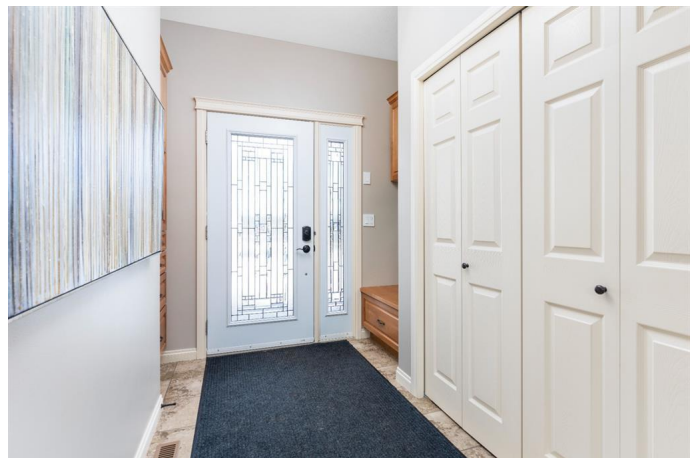
MLS® #A2191334

\$499,900

4 Bedroom, 4.00 Bathroom, 2,136 sqft
Residential on 0.09 Acres

Southwest Meadows, Camrose, Alberta

ABUNDANT FAMILY HOME IS READY FOR YOU! City assessed at \$527,9000, this is the best deal you will find in Camrose; just \$234 per sq ft!!! In the kid friendly neighborhood of Southwest Meadows you will find this 4 bed, 3.5 bath, 2,136 square foot home with a whole bunch to appreciate. Good looking curb appeal with the exposed aggregate driveway and sidewalk. Covered front porch with Trex decking. Front entry gives you a built-in seat for tying your shoes as well as ample closet space. Step inside & be greeted by the 9' ceilings, hard wood floors, & cozy gas fireplace. Open concept main living area leads to your beautiful kitchen. Big serving & prep island with double sink. Newer kitchen appliances, loads of cupboard space, ample counter space. Check out that MASSIVE walk through pantry... just WOW! Dining area is more than big enough for the large family gatherings. Upstairs you will find your huge primary bedroom, complete with a side sitting area - good for reading, yoga, or even a desk set up. Healthy sized en suite with walk-in shower, built in jet tub, double sinks, & water closet. Two more very spacious bedrooms upstairs along with top floor laundry. Basement level gives you a fourth massive bedroom & a sweet entertainment cave. Think of all the movies & games you are going to watch down there with your friends and family. 3 piece bathroom & extra storage space for your additional convenience. Each basement room has soundproofing insulation in ceilings &



walls - grateful for that peace & quiet.
Basement & attached garage both come with in-floor heating. Back deck with lower porch. House comes with central air (cleaned annually) & alley access. Navian system, also maintained annually, new in 2017 with a 10 year warranty. Washer & Dryer (2019), Fridge & Stove (2020), Dishwasher (2024). Great location, just two blocks from the Duggan Park ball diamonds.

Built in 2008

Essential Information

MLS® #	A2191334
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7509 39 Avenue
Subdivision	Southwest Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Jetted Tub, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage, Awning(s)

Lot Description Back Lane, Interior Lot, Landscaped, Level

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed January 30th, 2025

Days on Market 41

Zoning R1

Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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